

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles W. Wade and Margaret M. Wade, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from RM-10-A zone to an "X" zone, for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for offices.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

By Richard C. Whitford Contract purchaser
Address 404 Jefferson Building
Towson, Maryland 21204
By Edward N. Hardesty Legal Owner
Address 305 W. Penna. Ave.
Towson, Md. 21204
By James T. Linn Protestants Attorney
Address Jefferson Bldg.

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of March, 1970, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of April, 1970, at 1:00 o'clock.

Edward N. Hardesty
Zoning Commissioner of Baltimore County.

(over)

DOLLENBERG BROTHERS
Registered Professional Engineers & Land Surveyors
708 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

February 25, 1970

Zoning Description

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the south side of Pennsylvania Avenue at the distance of 90 feet easterly measured along the south side of Pennsylvania Avenue from the east side of Central Avenue and running thence and binding on the south side of Pennsylvania Avenue South 77 degrees 30 minutes East 60 feet, thence leaving said avenue and binding on the outlines of the property of the petitioners herein the three following courses and distances viz: South 12 degrees 30 minutes West 120 feet, North 77 degrees 30 minutes West 60 feet and North 12 degrees 30 minutes East 120 feet to the place of beginning.

Containing 0.17 of an Acre of land more or less.

Being the property of the petitioners herein as shown on a plat filed in the office of the zoning commissioners.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: April 10, 1970

FROM: George E. Gavvelli, Director of Planning

SUBJECT: Petition #70-199-X, South side of Pennsylvania Avenue 90 feet East of Central Avenue, Petition for Special Exception for Offices, Charles W. Wade - Petitioner

9th District

HEARINGS Monday, April 20, 1970 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for special exception for offices. In light of the granting of similar requests for offices nearby, the Planning staff offers no adverse comment relative to the subject petition. If granted, the special exception should be conditioned on a requirement that the present structure only be converted to offices in conformity with a site plan to be approved by the appropriate County agencies.

Richard C. Whitford, Esq.,
404 Jefferson Building
Towson, Maryland 21204

RE: Type of Hearing: Special Exception for offices
Locations: S/S Penna. Ave., 90' E. of Central Avenue
Petitioners: Charles W. Wade
Committee Meeting of March 17, 1970
9th District
Item 187

Dear Sirs:

The following is addendum to our Zoning Committee comments of March 30th, 1970 under the above referenced subject.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

DEPARTMENT OF TRAFFIC ENGINEERING:

The existing entrance is not adequate to handle ingress and egress from the subject site.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

Very truly yours,

OLM:JD

OLIVER L. MYERS, Chairman

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 30, 1970

MEMBERS

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Richard C. Whitford, Esq.,
404 Jefferson Building
Towson, Maryland 21204

RE: Type of Hearing: Special Exception for offices
Locations: S/S Penna. Ave., 90' E. of Central Avenue
Petitioner: Charles W. Wade
Committee Meeting of March 17, 1970
9th District
Item 187

Dear Sirs:

The Zoning Advisory Committee has reviewed the plan submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property lies on the south side of Pennsylvania Avenue, with the properties to the east and west improved with dwellings which have been converted into offices and office buildings. The property to the south is zoned RM; however, it is improved with residential dwellings. The properties to the north are also improved with dwellings. Pennsylvania Avenue in this location is improved as far as concrete curb and gutter are concerned.

BOARD OF EDUCATION:

No bearing on student population.

BUILDING ENGINEER'S OFFICE:

Petitioner to meet requirements of Business Occupancies (404) Baltimore County Building Code.

FIRE DEPARTMENT:

Petitioner shall be required to comply to all applicable requirements of the Fire Prevention Code for office occupancy when the change of occupancy permit is issued.

Richard C. Whitford, Esq.,
404 Jefferson Building
Towson, Maryland 21204

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March 30, 1970

BUREAU OF ENGINEERING:

HIGHWAYS:

Pennsylvania Avenue is an existing County street which has been improved in the past as a 26 foot wide closed roadway section within the existing 60 foot right-of-way and the existing curb and gutter and pavement is in satisfactory condition.

Pennsylvania Avenue is proposed to be improved in the future as a 44 foot wide closed roadway section on a 72 foot right-of-way; but, no further highway improvements are required at this time. However, highway right-of-way and reversible slope easement will be required in connection with any subsequent building permit applications.

STORM DRAINS:

The Applicant must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Applicant.

SANITARY SEWER:

Public sanitary sewerage is available to serve this property.

WATER:

Public water supply is available to serve this property, but is limited by the size of the existing 4-inch water main. Fire protection facilities must be in accordance with the requirements of the Baltimore County Fire Bureau.

ZONING ADMINISTRATION DIVISION:

Revised plans must be submitted to this office prior to the hearing indicating the following:

1. The proposed widening as indicated by the Bureau of Engineering comments.

Richard C. Whitford, Esq.,
404 Jefferson Building
Towson, Maryland 21204

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March 30, 1970

ZONING ADMINISTRATION DIVISION: (Continued)

2. Access that will meet County standards. It is suggested that the petitioner's engineer contact the Department of Traffic Engineering with regard to this entrance.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD
Enc.

CRM:rf

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
Attn: Oliver L. Myers

Date: March 23, 1970

FROM: C. Richard Moore

SUBJECT: Item 187 - 2AC - March 17, 1970
Property Owner: Charles W. Wade
Penna. Ave. 90' E. of Central Avenue
Special Exception for offices

The existing entrance is not adequate to handle ingress and egress from the subject site.

C. Richard Moore
Assistant Traffic Engineer

INTER-OFFICE CORRESPONDENCE

Zoning Commissioner of Baltimore County

IJF/ca

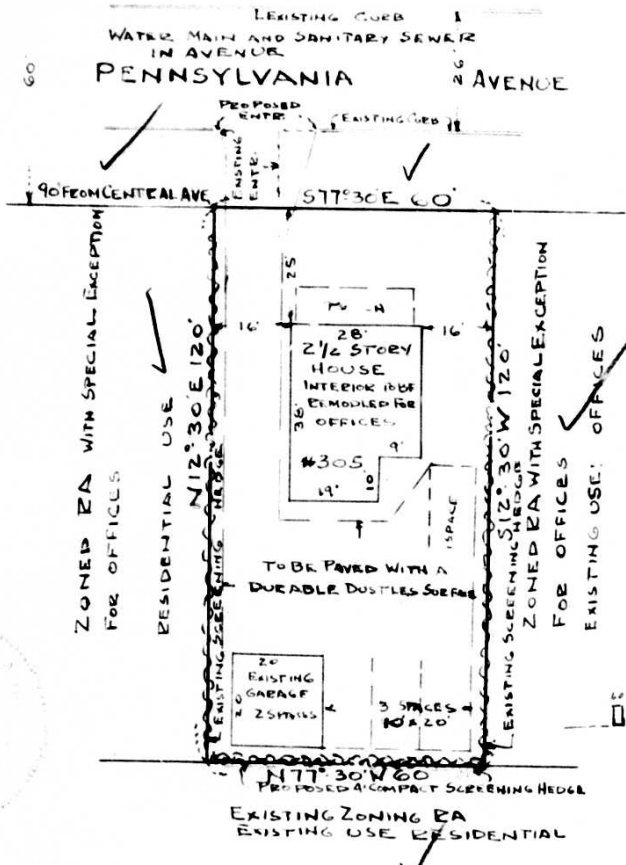
70-199-X
#187

ORIGINAL

By Ruth Morgan

[illegible]

TELEPHONE 682-3000 EXT. 287	INVOICE	No. 69360
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>(Division of Collection and Receipts)</i> COURT HOUSE TOWSON, MARYLAND 21204	DATE March 30, 1970	
To: Messrs. Day, Whitford, Taylor & Penson Sun Life Building-Sunrise Center Baltimore, Md. 21201	BILLED BY: Smoking Dept. of Baltimore County	
DEBIT TO ACCOUNT NO. 00-402	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT DUE \$46.00
SUBJECT	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	GROSS
QUANTITY	Paid in Full for Special Occupation for Charles H. Wade 000-155-2	\$46.00
REMARKS		
MAIL TO	IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE TOWSON, MARYLAND 21204	



#70-199X

OFFICE
COPY
MAP
#9
SEC. 3-C
NE-10-A
"X"

EXISTING ZONING: RA
PROPOSED ZONING: SPECIAL EXCEPTION
FOR OFFICES
EXISTING USE: RESIDENTIAL
PROPOSED USE: LEGAL OFFICES

ZONING PLAT
PROPERTY LOCATED
IN
9TH DIST - BALTO. CO MD
0.17 ACRE ±

PARKING
1ST FLOOR AREA = $975' \div 300 = 3$ SPACES REQUIRED
2ND FLOOR AREA = $975' \div 500 = 2$ SPACES
3RD FLOOR AREA = $500' \div 500 = 1$ SPACE
TOTAL = 6 SPACES
6 SPACES PROVIDED

SCALE: 1" = 30' FEBRUARY 25, 1970
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE TOWSON MD

